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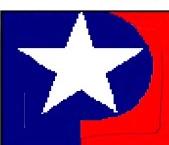
0008

0012.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
668,800 / 668,800
668,800 / 668,800
668,800 / 668,800
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		FRAZER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: IAMELLO LAWRENCE/ LIFE ESTATE	
Owner 2: FLYNN THOMAS P/ LIFE ESTATE	
Owner 3:	

Street 1: 22 FRAZER RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: IAMELLO LAWRENCE -

Owner 2: FLYNN THOMAS P -

Street 1: 22 FRAZER RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .171 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Clapboard Exterior and 951 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7448		Sq. Ft.	Site		0	70.	0.86	11									450,408						450,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7448.000	218,400		450,400	668,800		38836
							GIS Ref
							GIS Ref
							Insp Date
							11/09/18

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
668,800 / 668,800
668,800 / 668,800
668,800 / 668,800**USER DEFINED**

Prior Id # 1: 38836	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date Time	
12/30/21 01:30:02	
LAST REV Date Time	
04/29/19 10:36:39	
apro	
5001	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	218,400	0	7,448.	450,400	668,800		Year end	12/23/2021
2021	101	FV	211,400	0	7,448.	450,400	661,800		Year End Roll	12/10/2020
2020	101	FV	211,400	0	7,448.	450,400	661,800		Year End Roll	12/18/2019
2019	101	FV	192,200	0	7,448.	450,400	642,600		642,600 Year End Roll	1/3/2019
2018	101	FV	192,200	0	7,448.	302,400	494,600		494,600 Year End Roll	12/20/2017
2017	101	FV	192,200	0	7,448.	289,500	481,700		481,700 Year End Roll	1/3/2017
2016	101	FV	192,200	0	7,448.	263,800	456,000		456,000 Year End	1/4/2016
2015	101	FV	180,600	0	7,448.	212,300	392,900		392,900 Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IAMELLO LAWRENC	72050-511	1	12/21/2018	Convenience		1	No	No	
IAMELLO LAWRENC	54392-440		3/11/2010	Convenience		1	No	No	
PATE WILLIAM D	40560-455		8/21/2003		318,000	No	No		
ODONNELL JOHN J	33900-102		10/25/2001		265,000	No	No		
	8182-89		1/1/1901			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/12/2013	1208	Shed	5,000	C				
5/27/2008	508	Manual	4,500		G9	GR FY09	rebuild front sto	
3/15/2008	240.	Addition	45,000		G9	GR FY09	14X18ADD W/26X8 DE	
6/9/2006	452	Manual	2,800				open wall install	
4/13/1999	187	Manual	4,400				REPLACE WINDOWS	

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	HS	Hanne S
5/5/2014	External Ins	PC	PHIL C
2/12/2014	Info Fm Prmt	EMK	Ellen K
3/11/2009	Meas/Inspect	163	PATRIOT
3/2/2002	MLS	MM	Mary M
2/4/2000	Inspected	276	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	263	PATRIOT
1/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																
Type: 5 - Cape	Sty Ht: 1A - 1 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	ADD 100% COMPLETED.																						
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall:	A Bath: 1	Rating:																							
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GRAY		A 3QBth: 1	Rating: Good																							
				A HBth: 1	Rating:																							
				OthrFix: 1	Rating:																							
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID																				
Grade: C - Average	Year Blt: 1953	Eff Yr Blt:		Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units 1																						
Alt LUC:		Alt %:		A Kits: 1	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O										
Jurisdct: G10		Fact: .		Fpl: 1	Rating: Good	Other																						
Const Mod:				WSFlue: 1	Rating:	Upper																						
Lump Sum Adj:				CONDO INFORMATION																								
INTERIOR INFORMATION				Location:																								
Avg Ht/FL: STD	Prim Int Wal 1 - Drywall	Sec Int Wall:	%	Total Units:	Floor:																							
Partition: T - Typical	Prim Floors: 4 - Carpet	Sec Floors:	%	% Own:	Name:																							
DEPRECIATION				Phys Cond: AG - Avg-Good	26. %	REMODELING								RES BREAKDOWN														
Functional:				Exterior:		No Unit	RMS	BRS	FL																			
Economic:				Interior:		1	4	2																				
Special:				Additions:																								
Override:				Kitchen:																								
				Baths:																								
				Plumbing:																								
				Electric:																								
				Heating:																								
				General:																								
CALC SUMMARY				COMPARABLE SALES																								
				Basic \$ / SQ: 110.00	Size Adj.: 1.35000002	Const Adj.: 0.99000001	Adj \$ / SQ: 147.015	Other Features: 81750	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod: 1.00	LUC Factor: 1.00	Adj Total: 296702	Depreciation: 78329	Deprecated Total: 2188373	WtAv\$/SQ:	AvRate:	Ind.Val	Juris. Factor: 1.00	Before Depr: 147.02	Special Features: 0	Val/Su Net: 87.85	Final Total: 218400	Val/Su SzAd 181.55				
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 058-0-0008-0012.A																			
SPEC FEATURES/YARD ITEMS																												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value										
2	Frame Shed	D	Y	1	10 x12	G	GD	2013	0.00	T	3.6	101																
More: N				Total Yard Items:				Total Special Features:								Total:												